



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 2, 2010

TO: Mayor and Councilmembers

FROM: Building and Safety Division, Community Development Department

SUBJECT: Introduction Of 2010 State Building Codes Ordinance

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Santa Barbara Municipal Code Chapter 22.04, Adopting by Reference the California State Building Codes and Other Related Codes, Adopting Local Revisions to Those Codes, and Repealing Ordinance Numbers 5440 and 5451.

DISCUSSION:

The purpose of building codes are to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings.

The State of California, along with the rest of the country, adopted model building codes, which are published throughout the country on a tri-annual cycle by the International Code Council, in April of 2010, to become effective on January 1, 2011. State law gives local jurisdictions six months to review these codes and make necessary local amendments. Amendments, if made, can only be more stringent than what the state has approved, and must be based on one of three findings; topography, geology or climate. If local jurisdictions do not make amendments prior to the effective date, then these codes are deemed effective "as-is."

While the ordinance before you appears to be quite large, most of the amendments are merely continuations of previous amendments.

Another factor influencing the number of amendments proposed, is that this year we have three codes that we have not had before: the California Residential Code (CRC), the California Green Building Code (CGBC) and the International Property Maintenance Code (IPMC).

The staff of the Building and Safety Division has been proactive in training for these changes, providing training seminars for our own internal training sessions as well as for our local AIA and Contractor's Associations. Since almost all of these amendments are already in place with the current codes, nothing should come up as "new" to any of our constituents.

Residential & Building Code Amendments

In previous years, regulations for single-family and duplex construction were found in the California Building Code (CBC) along with the regulations for all other types of occupancies. This year, those residential regulations have been mostly removed from the CBC and put in the CRC. Being a code that is new to this state, the amendments to the Residential Code contains several sections that the state "forgot" to include, such as pedestrian protection, work in the public right-of-way, etc, but have in the California Building Code.

One of the code sections that has received the most amendments in both the Residential and Building Codes, are the sections that regulate construction in High Fire Hazard Areas. Prior to the adoption of the 2007 edition of the codes (which have been in effect since Jan of 2008) there were no state-wide regulations in this regard. Jurisdictions promulgated their own "High Fire Hazard" ordinances and differed substantially from jurisdiction to jurisdiction. The amendments we are proposing for these sections brings forward some of the regulations we have had in our previous ordinance, while keeping in line and in conformance with the rest of the state.

The largest addition is the section on grading (Appendix J). The California "version" is only 6 pages, while our ordinance is over 25. Due to our topography and geology, we need to have a grading ordinance which provides greater safeguards, gives more direction to our design constituents, and includes erosion/sedimentation control regulations.

We are also proposing amendments that reconcile the Residential and Building Codes with our local sprinkler ordinance and the California Fire Code. These have been worked out with City Fire staff.

Overall, the proposed code revisions would adopt all amendments from the State Electrical, Plumbing, Mechanical Codes, Energy Code, International Property Maintenance Code, Historic Building Code, California Building Code, and Green Building Code. Many state code amendments reflect items previously included in the City's Building Code.

This is the first year of the Green Building Code and the ramifications of its regulations are not known at this time and it would be difficult to make more stringent amendments without

having some experience in how this code will affect the industry. We also believe that the state will be making changes at the next code cycle.

It must be noted that several of the requirements in the Green Building Code are already required in our city: Storm Water Management Program, Erosion/Sedimentation Control, Construction Waste Recycling (State requires 50%, City requires 75%), bicycle parking, water efficient landscaping & sprinkler controllers, light pollution reduction and more.

Beyond the adoption of the California Building Codes, no additional revisions are proposed for the local building code with few exceptions. A more efficient energy code ("Reach Code") is being pursued at the Ordinance Committee under a separate track. Another minor amendment proposed is related to the International Property Maintenance Code that would not require the creation of a separate department to enforce the code.

Ordinance Committee Recommendation

On October 19, 2010, the Draft State Building Code Adoption Ordinance and Amendments were presented to the City's Ordinance Committee. The Ordinance Committee discussed Section R327.6.2.2 Exception, of the 2010 Residential Code, which permits vents located under the roof covering, along the ridge of roofs, with exposed surface of the vent covered by noncombustible wire mesh, to be made of noncombustible materials. The concern expressed was the permitted use of a combustible material in a High Fire Hazard Area based on the City's experience of dealing with recent fires.

In discussion with the City's Fire Marshal, it was agreed to amend the 2010 Residential Code and delete this code section and the use of combustible eave vent materials.

The City's Ordinance Committee unanimously approved and recommended that the State Building Code Ordinance and Amendment be forwarded to City Council for introduction and subsequent adoption.

PREPARED BY: George A. Estrella, Chief Building Official

SUBMITTED BY: Paul Casey, Assistant City Administrator

APPROVED BY: City Administrator's Office